



November 2024 MLS Statistical Report

Not much has changed in November. Inventory is up, the residential median sales price is up (in all Outer Banks Towns) but sales are down. History has shown that November and December are not a good months for sales; however, we can be optimistic about 2025.

Total Inventory:

- Residential Inventory is up 40%.
- Lots / Land inventory is up 16%.

Sales for 2024:

- Total Sales were down by 8%.
- Residential sales were down by 4%.
- Lot / Land sales were down by 23%.

November Sales:

- Residential sales were down by 7%.
- Lot / Land sales were down by 38%.

Total Inventory			Total Under Contract		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Nov'24	1153	30%	Nov'24	287	1%
Nov'23	889	-7%	Nov'23	285	-22%
Nov'22	955	8%	Nov'22	365	-50%

Residential Inventory			Residential Sales		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Nov'24	760	40%	2024	1605	-4%
Nov'23	543	3%	2023	1675	-28%
Nov'22	529	39%	2022	2327	-21%

Lots / Land Inventory			Residential Days on Market		
Month / Year	Count	%Chg	Month / Year	Count	%Chg
Nov'24	368	16%	2024	56	9%
Nov'23	317	-19%	2023	51	46%
Nov'22	390	-16%	2022	35	-34%

Data Obtained: December 5, 2024

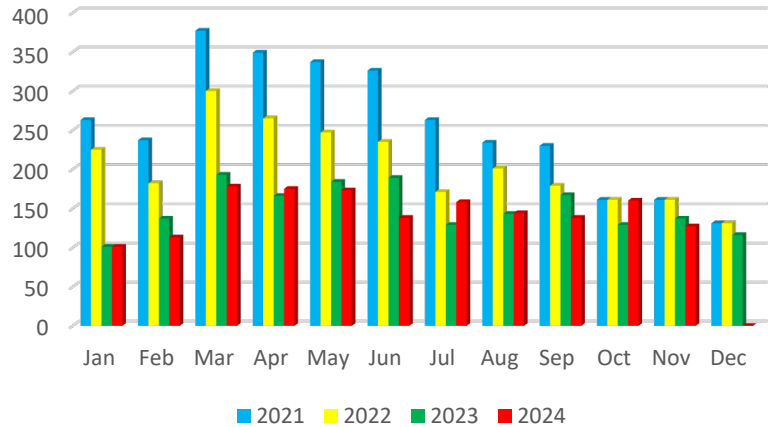
Note: This report reflects corrections / updates to previous data

Residential

All Residential Sales

Year to Date	Count	%Chg
2024	1605	-4%
2023	1675	-28%
2022	2327	-21%

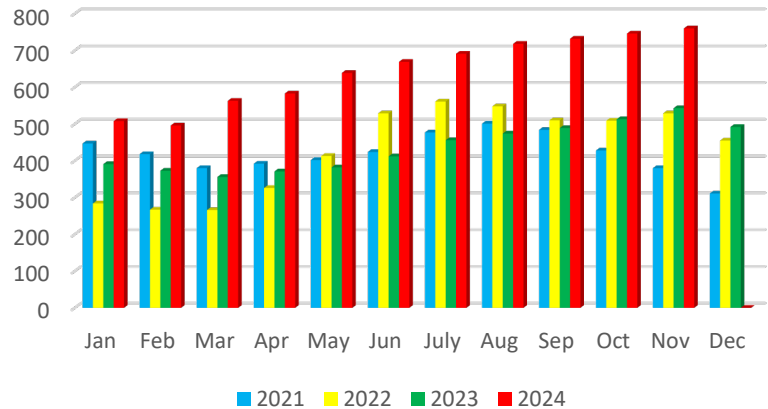
Residential Sales



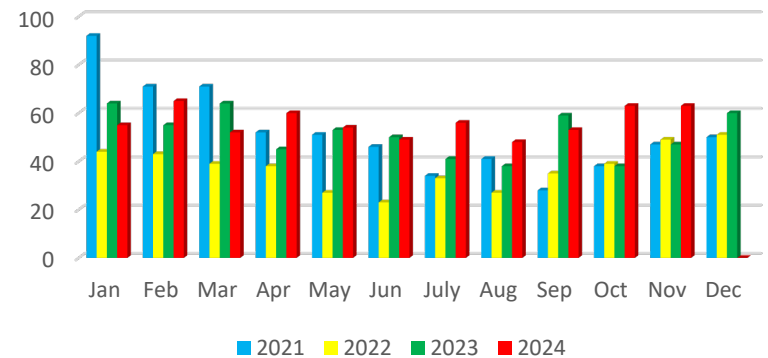
Residential Inventory

Month / Year	Count	%Chg
Nov'24	760	40%
Nov'23	543	3%
Nov'22	529	39%

Residential Inventory



Residential DOM



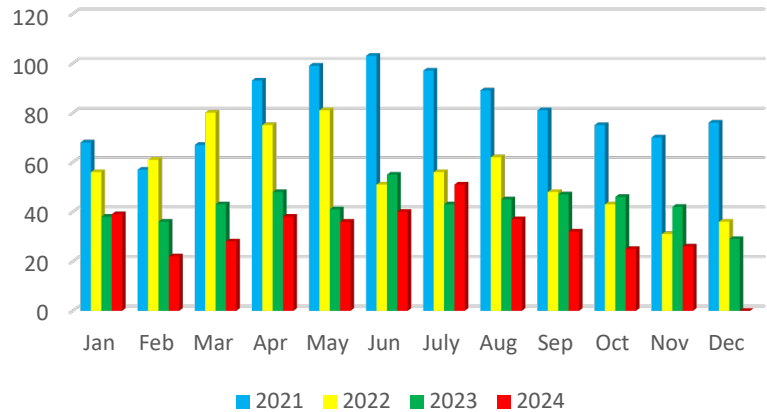
YTD	2023	2024
Average	46	62
Median	24	38

Lots / Land

YTD Lot / Land Sales

Month / Year	Count	%Chg
2024	374	-23%
2023	484	-25%
2022	644	-28%

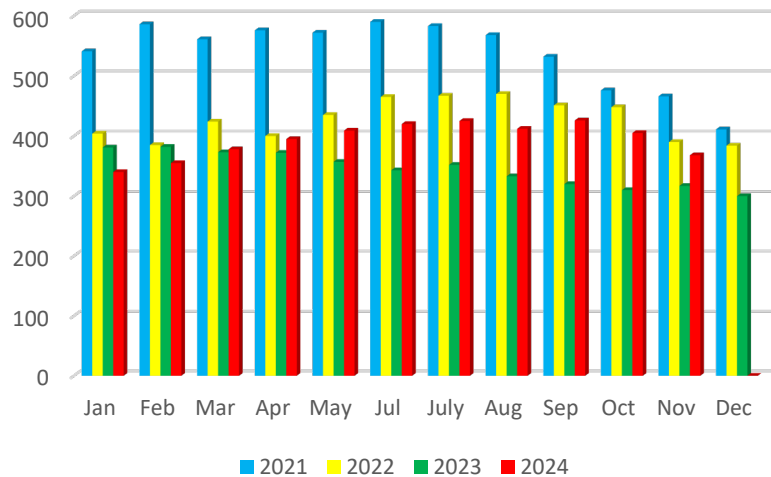
Lot Land Sales



Lot / Land Inventory

Month / Year	Count	%Chg
Nov'24	368	16%
Nov'23	317	-19%
Nov'22	390	-16%

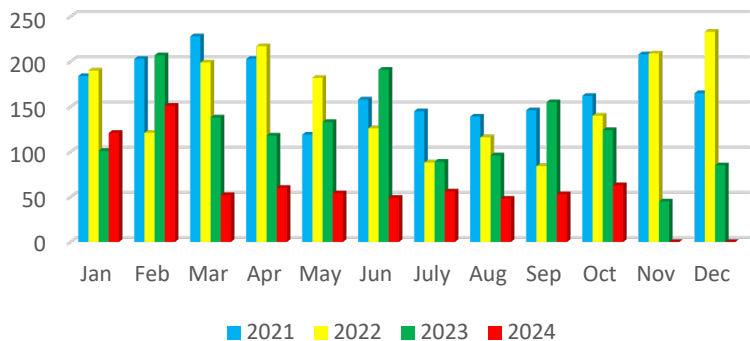
Lots / Land Inventory



Lots / Land YTD Days on Market

YTD	2023	2024
Average	99	130
Median	21	61

LOTS / LAND DOM

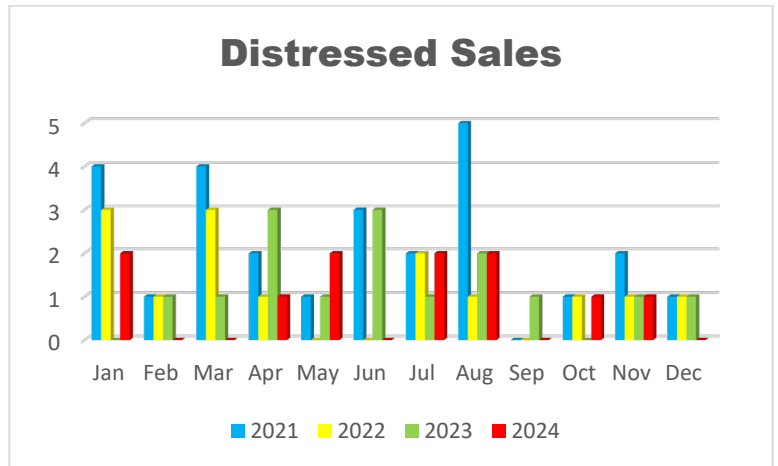


Distressed Sales

MLS Listed Short Sales / Bank Owned Properties

Dare County & Surrounding Areas Yearly Distressed Sales

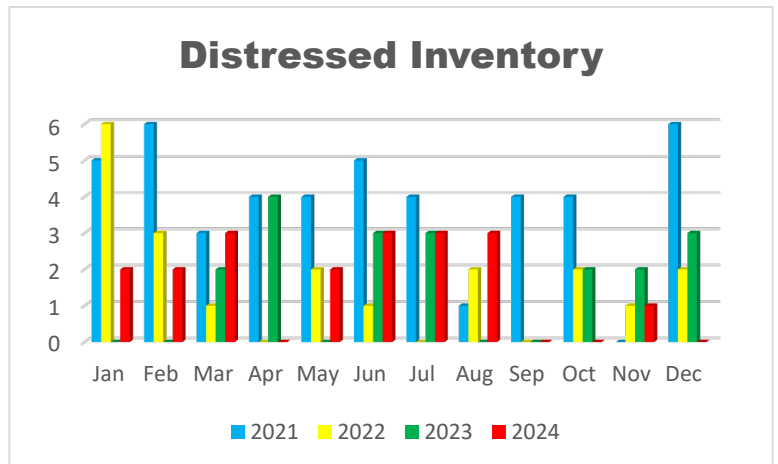
Month / Year	Count	%Chg
2024	10	-23%
2023	13	8%
2022	12	-48%



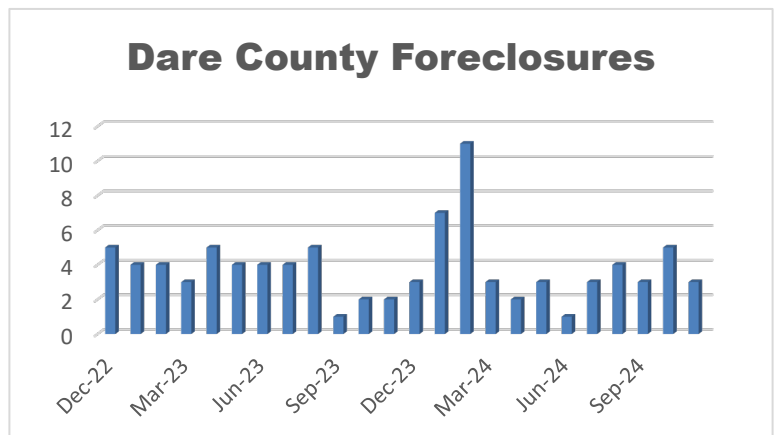
Distressed Inventory

Dare County & Surrounding Areas Year to Date Distressed Inventory

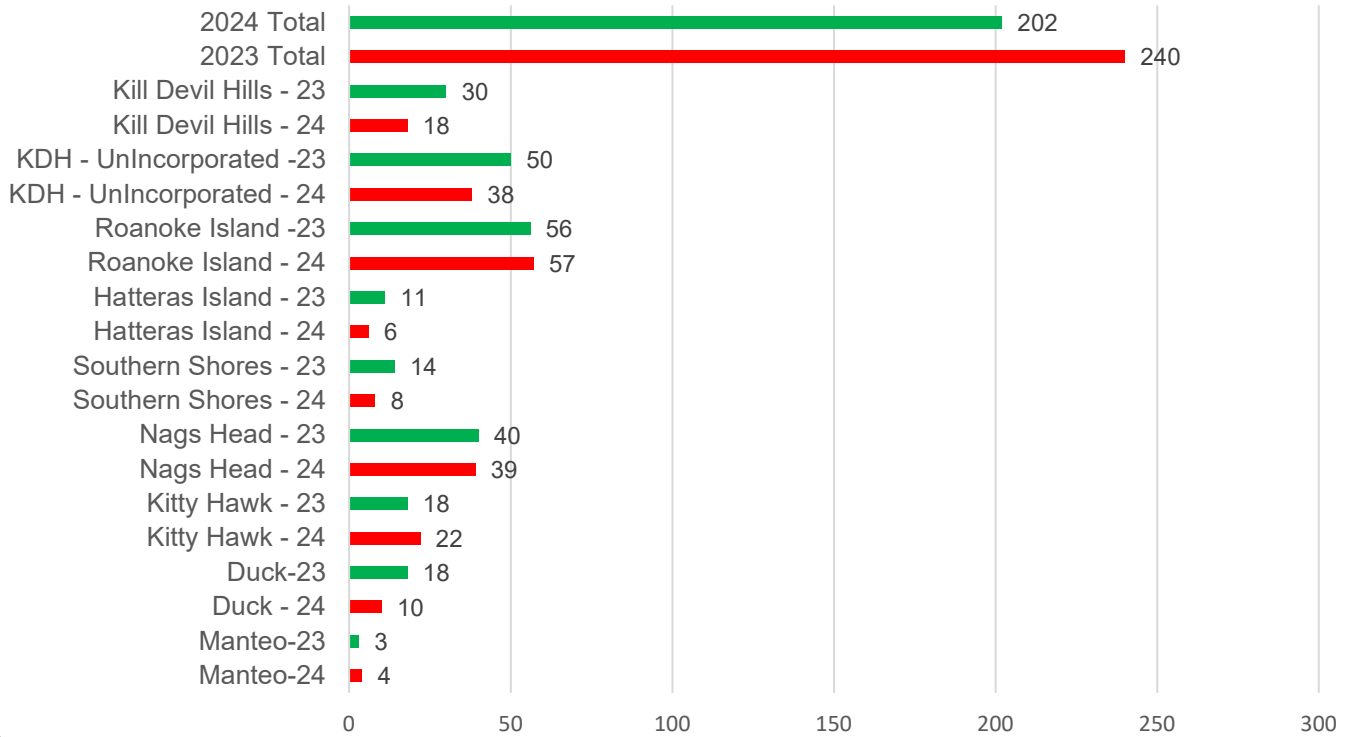
Month / Year	Count	%Chg
Oct'24	0	-100%
Oct'23	2	0%
Oct'22	2	-50%



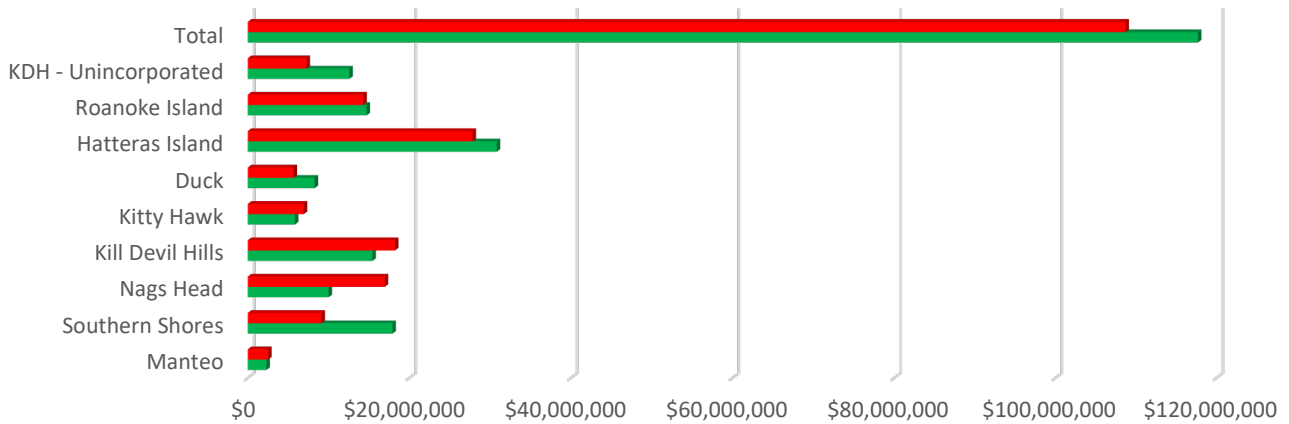
Dare County Only Foreclosures *Court Ordered Foreclosures



Building Permits 2023 vs 2024



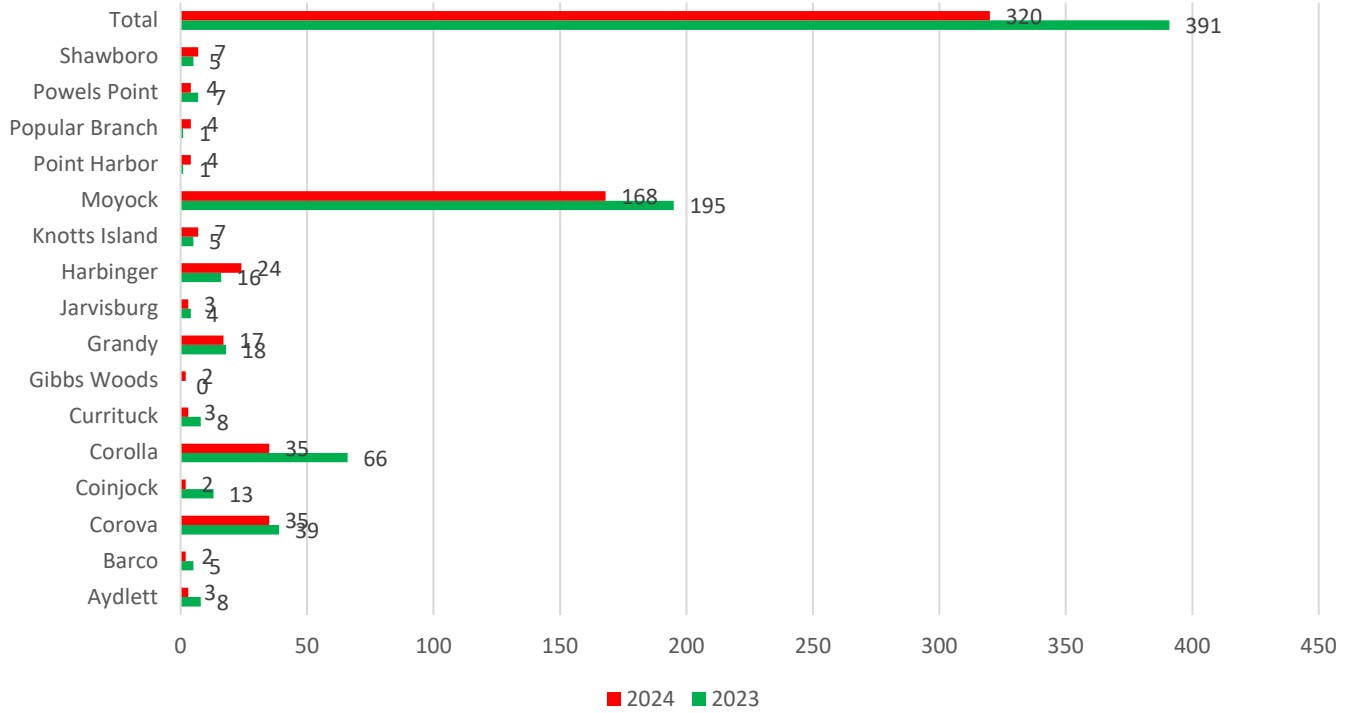
Dare County Building Permit Value 2023 vs 2024



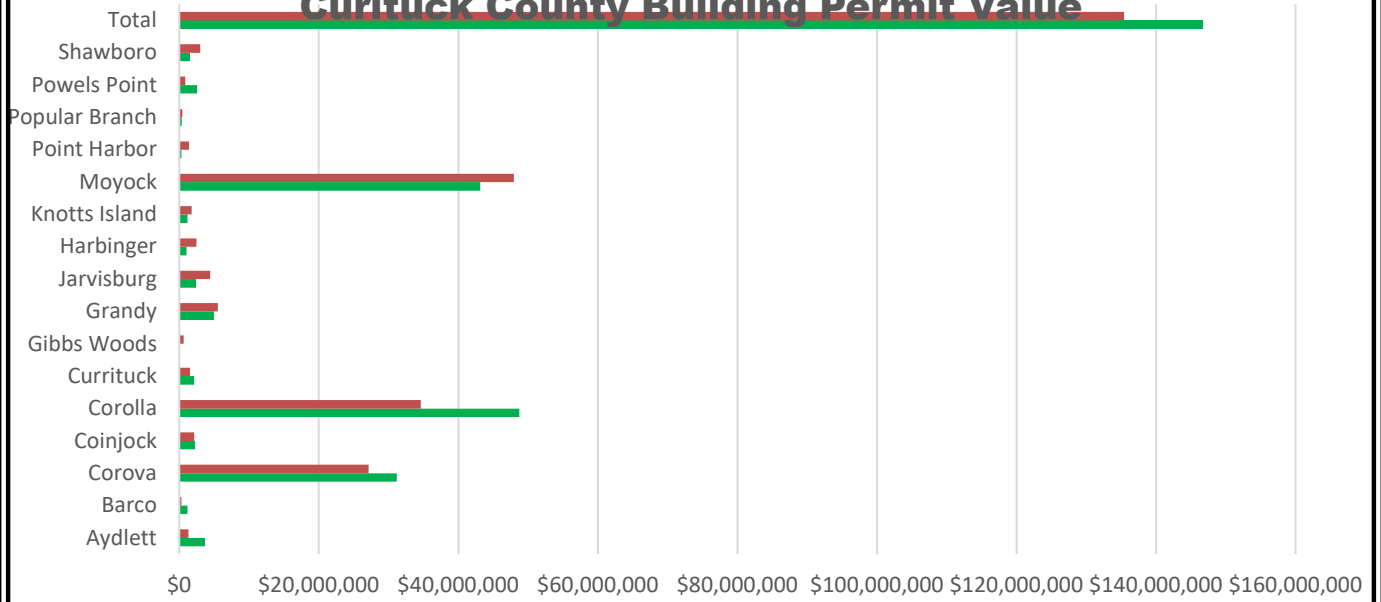
	Manteo	Southern Shores	Nags Head	Kill Devil Hills	Kitty Hawk	Duck	Hatteras Island	Roanoke Island	KDH - Unincorporated	Total
2024	\$2,508,509	\$9,111,311	\$16,939,010	\$18,199,870	\$6,918,300	\$5,650,080	\$27,798,980	\$14,293,930	\$7,257,515	\$108,677,500
2023	\$2,294,171	\$17,885,780	\$9,982,829	\$15,410,980	\$5,814,553	\$8,255,038	\$30,796,710	\$14,683,670	\$12,555,400	\$117,679,100

■ 2024 ■ 2023

Total Currituck County Permits 23 vs 24



Curituck County Building Permit Value



	Aydlett	Barco	Corova	Coinjock	Corolla	Currituck	Gibbs Woods	Grandy	Jarvisburg	Harbinger	Knotts Island	Moyock	Point Harbor	Popular Branch	Powels Point	Shawboro	Total
2024	\$1,320	\$300,0	\$27,11	\$2,139	\$34,60	\$1,530	\$640,0	\$5,512	\$4,427	\$2,435	\$1,785	\$47,93	\$1,401	\$425,0	\$854,0	\$3,006	\$135,400,000
2023	\$3,714	\$1,154	\$31,18	\$2,282	\$48,72	\$2,130	\$0	\$4,962	\$2,430	\$1,050	\$1,190	\$43,14	\$300,0	\$364,5	\$2,527	\$1,538	\$146,600,000

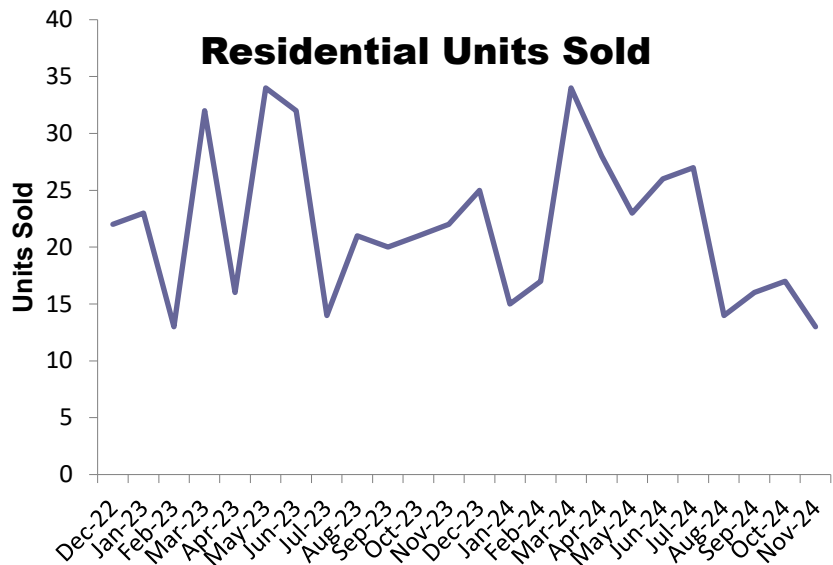
Outer Banks Towns / Areas

Corolla

Average DOM - YTD	
2023	2024
61	55

Year to Date Sales		
Year to Date	Count	%Chg
2024	230	-7%
2023	248	-30%
2022	356	-26%

Median Sales Price		
Year	MSP	%Chg
2024	\$868,500	7%
2023	\$811,000	-4%
2022	\$846,000	17%

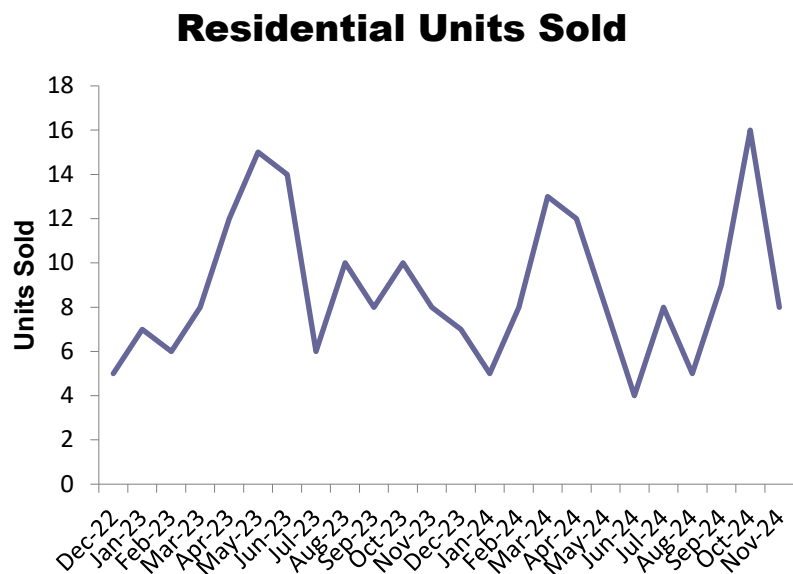


Duck

Average DOM - YTD	
2023	2024
82	59

Year to Date Sales		
Year to Date	Count	%Chg
2024	96	-8%
2023	104	-17%
2022	125	-44%

Median Sales Price		
Year	MSP	%Chg
2024	\$857,500	7%
2023	\$799,950	-11%
2022	\$897,500	38%

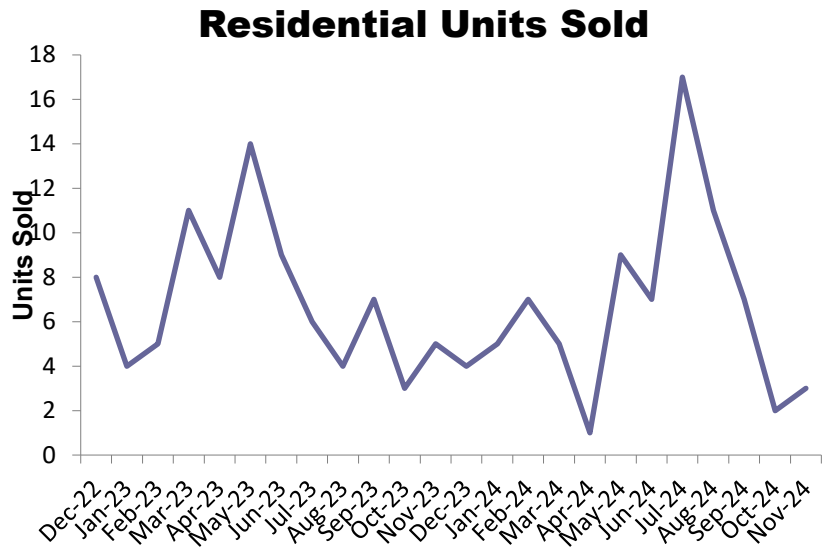


Southern Shores

Average DOM - YTD	
2023	2024
40	37

Year to Date Sales		
Year to Date	Count	%Chg
2024	74	-3%
2023	76	-29%
2022	107	-9%

Median Sales Price		
Year	MSP	%Chg
2024	\$804,999	8%
2023	\$743,750	-5%
2022	\$780,000	19%

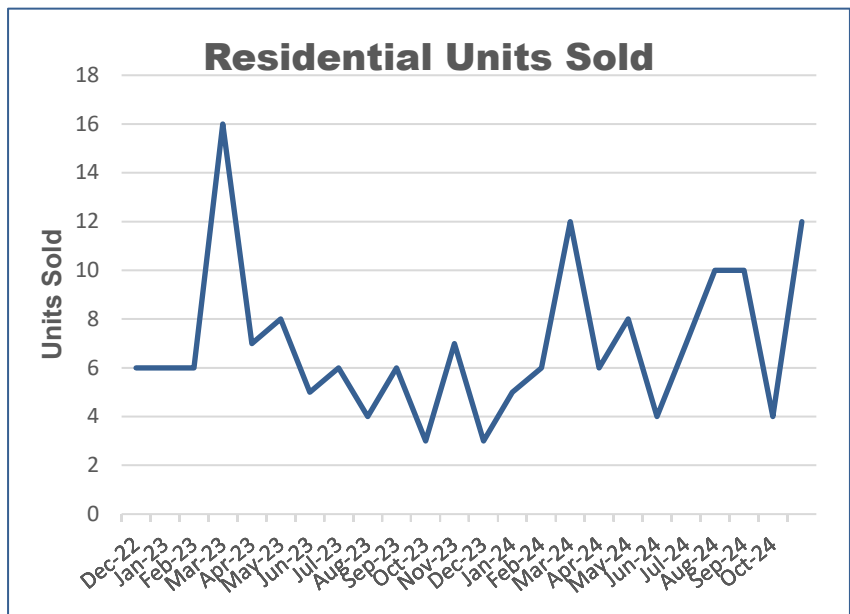


Kitty Hawk

Average DOM - YTD	
2023	2024
31	35

Year to Date Sales		
Year to Date	Count	%Chg
2024	84	14%
2023	74	-38%
2022	120	-6%

Median Sales Price		
Year	MSP	%Chg
2024	\$602,500	3%
2023	\$585,000	1%
2022	\$577,000	15%



Colington

Average DOM - YTD	
2023	2024
43	56

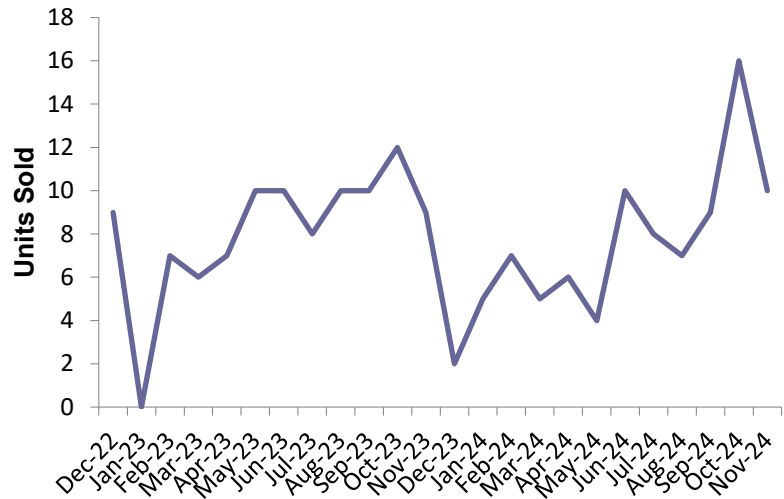
Year to Date Sales

Year to Date	Count	%Chg
2024	87	-2%
2023	89	-21%
2022	113	-31%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$485,000	3%
2023	\$470,000	-4%
2022	\$490,000	36%

Residential Units Sold



Kill Devil Hills

Average DOM - YTD	
2023	2024
36	58

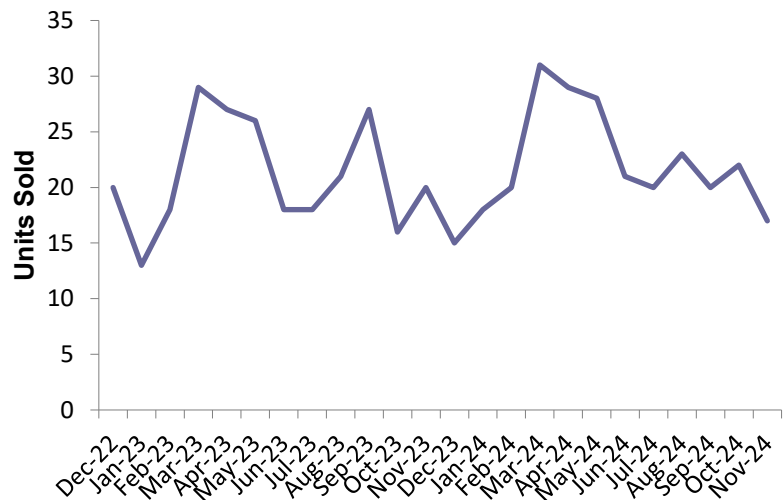
Year to Date Sales

Year to Date	Count	%Chg
2024	249	7%
2023	233	-31%
2022	340	-19%

Median Sales Price

Month / Year	MSP	%Chg
2024	\$545,000	4%
2023	\$525,000	8%
2022	\$485,000	18%

Residential Units Sold

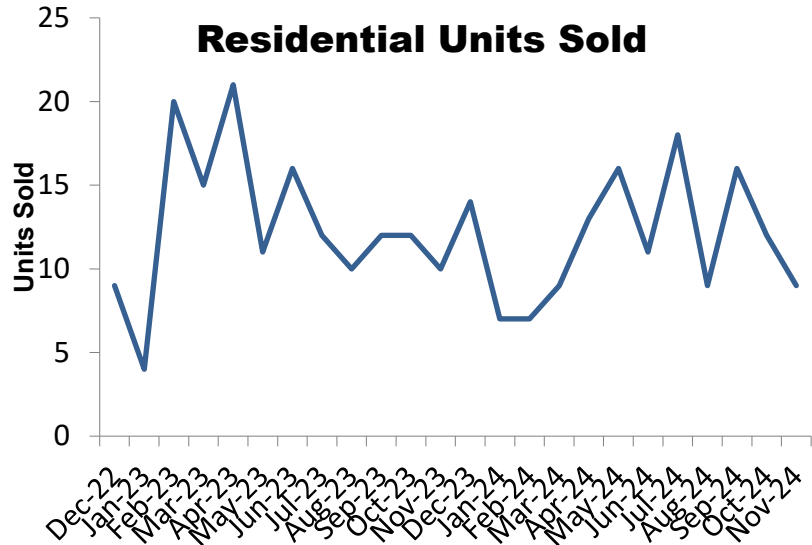


Nags Head

Average DOM - YTD	
2023	2024
34	70

Year to Date Sales		
Year to Date	Count	%Chg
2024	127	-11%
2023	143	-29%
2022	201	-39%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$840,000	25%
2023	\$672,500	-12%
2022	\$761,500	22%

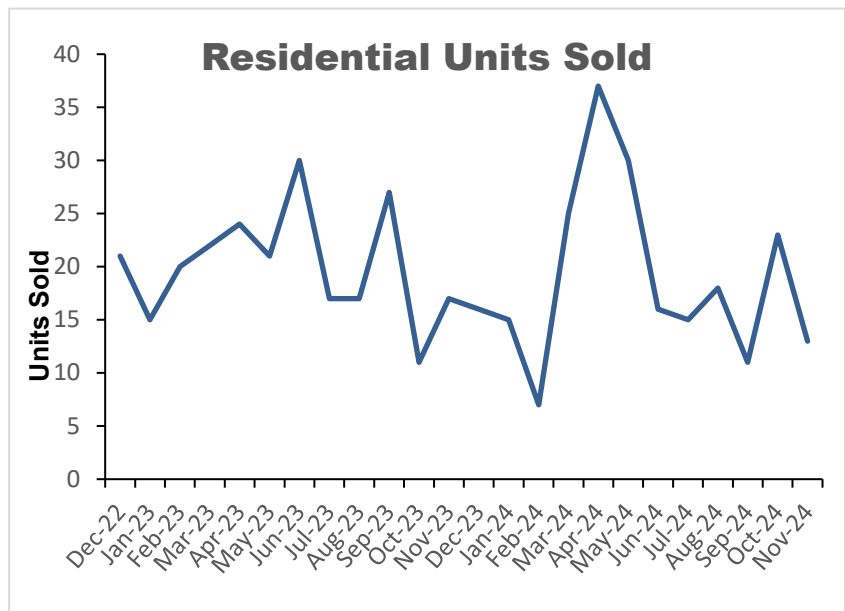


All Hatteras

Average DOM - YTD	
2023	2024
60	70

Year to Date Sales		
Year to Date	Count	%Chg
2024	210	-5%
2023	221	-39%
2022	361	-32%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$565,034	-3%
2023	\$585,000	-2%
2022	\$599,000	15%

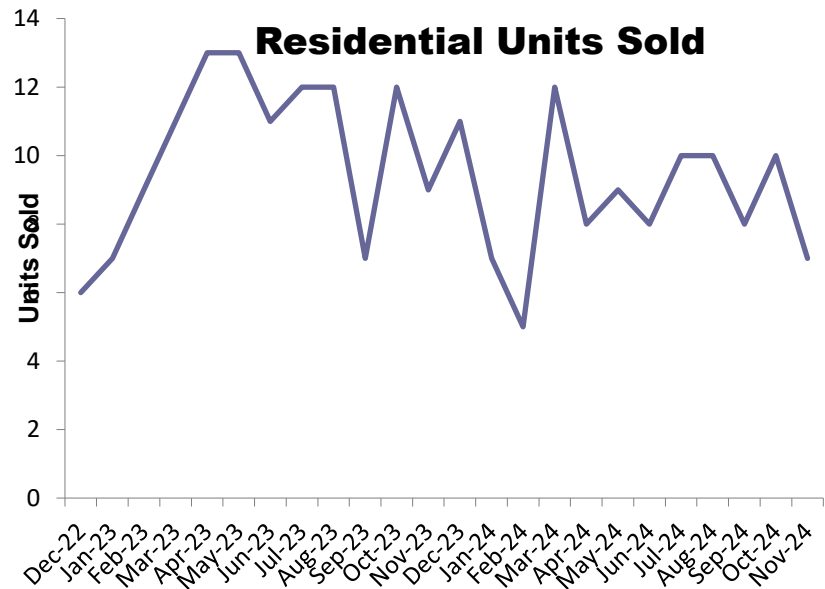


Manteo

Average DOM - YTD	
2023	2024
54	43

Year to Date Sales		
Year to Date	Count	%Chg
2024	94	-19%
2023	116	-30%
2022	166	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$558,000	14%
2023	\$488,500	8%
2022	\$452,500	6%

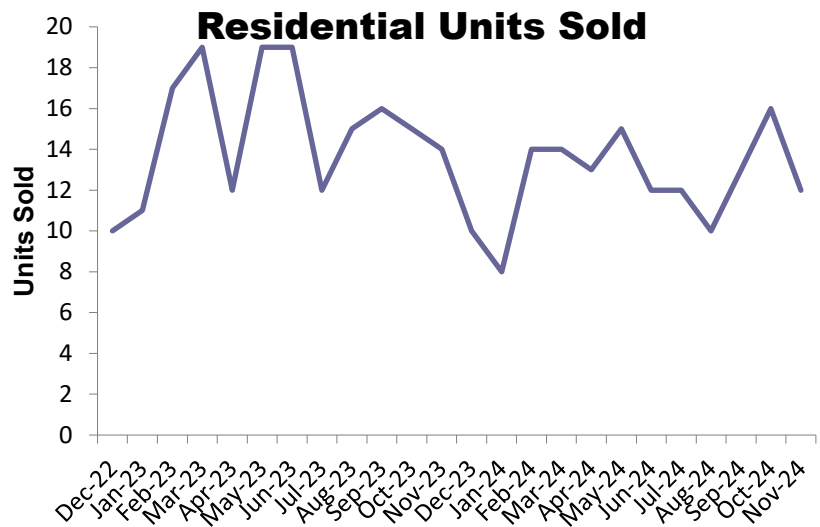


Currituck Mainland

Average DOM - YTD	
2023	2024
49	22

Year to Date Sales		
Year to Date	Count	%Chg
2024	139	-18%
2023	169	-22%
2022	217	-11%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$388,000	1%
2023	\$385,000	1%
2022	\$380,000	14%



Ocracoke Island

Average DOM - YTD	
2023	2024
98	75

Year to Date Sales		
Year to Date	Count	%Chg
2024	21	40%
2023	15	-55%
2022	33	-18%

Median Sales Price		
Month / Year	MSP	%Chg
2024	\$568,000	15%
2023	\$495,000	-7%
2022	\$535,000	24%

